

Planning Statement

Application under Section 73 of the Town and Country Planning Act 1990

Site Address: Barclays House, 20–24 Upper Market Street, Eastleigh, SO50 9FD

Planning Reference: F/24/97665

Date: 11/11/25

1. Introduction

This statement supports a Section 73 application seeking to amend the approved drawings associated with planning permission F/24/97665, granted on 12 August 2024 for the installation of new windows and doors to side and rear elevations and mansard roof, and rooflight windows to rear flat roof. The amendments are minor in nature and relate only to external appearance and site layout. They do not alter the approved building footprint, use, or overall design intent.

2. Background and Related Permissions

The property benefits from a Prior Approval (Ref. PN/24/98468) granted on 20 December 2024 under Class MA of the GPDO for the change of use from offices (Class E) to 22 residential units (Class C3), including a mezzanine level at ground floor. Condition 3 of the prior approval requires that the operational development approved under planning permission F/24/97665 is implemented prior to occupation, to ensure adequate natural light to habitable rooms.

The current Section 73 application therefore relates directly to and supports the lawful implementation of both consents, enhancing residential amenity and ensuring the building's conversion delivers high-quality accommodation.

3. Description of Proposed Amendments

- a. Additional Windows to Side Elevation

The revised drawings propose new window openings on the north-west side elevation. These will improve daylight and outlook to the new residential units, maintain alignment and materiality consistent with the approved fenestration, and have no adverse impact on neighbouring properties due to existing boundary separation and orientation.

- b. Front Boundary Fence and Amenity Gardens

The proposal introduces low-height boundary fencing and soft landscaping to the front of the building to create defined private garden areas. These provide meaningful private amenity space for ground floor flats, improve the visual appearance of the building frontage, and enhance street presence and defensible space, consistent with good urban design practice and Policy DM1 (Design) of the Eastleigh Borough Local Plan (2016–2036).

The proposed front boundary fence follows the alignment of the existing temporary site hoarding but is significantly lower in height and has been carefully designed to avoid being visually imposing to the streetscape. The fence will establish a more domestic and attractive boundary treatment, improving the appearance of the frontage while maintaining an appropriate level of privacy for ground floor Flats 1 and 2. The alignment is angled to maintain clear sight lines for vehicles exiting the car park.

4. Planning Policy Context

Relevant policies include:

- Policy DM1 – General development criteria (design quality and integration with surroundings).
- Policy DM11 – Amenity (ensuring satisfactory living environment for future residents).
- Policy DM32 – Residential development standards.
- National Planning Policy Framework (NPPF, December 2023) – Section 12: Achieving well-designed places.

5. Assessment

Design and Visual Impact: The new windows are proportionate to the building's existing rhythm and façade composition. The fencing and garden layout introduce modest enhancements to the frontage without visual clutter. The character of the property as a former bank converted to residential use remains intact.

Residential Amenity: The amendments directly improve the internal environment through increased daylight and outlook. The front garden areas provide much-needed private amenity for ground floor occupiers, in line with the aims of the prior approval permission.

Neighbouring Amenity: The side windows face non-sensitive elevations and do not cause overlooking or loss of privacy. The fence height and materials ensure a positive interface with the public realm.

Highways and Access: The amendments do not affect parking, cycle storage, or access arrangements as approved under PN/24/98468.

Sustainability and Materials: Materials for windows and fencing will match or complement those approved under F/24/97665 to ensure consistency and durability.

6. Conclusion

The proposed amendments represent minor material changes that improve the appearance and functionality of the consented development. The changes do not increase scale, massing, or introduce any additional impacts. The Section 73 application therefore complies with Eastleigh Borough Local Plan policies DM1, DM11, and DM32, and the National Planning Policy Framework design objectives. It is respectfully requested that planning permission be granted for the variation of Condition 2 (approved drawings) of planning permission F/24/97665 in accordance with the revised plans.